

Order of the _____ Grant _____ County
Board of Equalization

Property Owner: Darline Hodges

Parcel Number(s): 040411087

Assessment Year: 2015

Petition Number: 2015-119

Having considered the evidence presented by the parties in this appeal, the Board hereby:

☒ sustains ☐ overrules the determination of the assessor.

Assessor's True and Fair Value

<input type="checkbox"/> Land	\$	<u>399,000</u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>399,000</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>399,000</u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>399,000</u>

This decision is based on our finding from:

Washington State law which directs that the true and fair market value of property shall be based upon sales of the subject property, or sales of comparable properties, made within the past five years, cost, cost less depreciation, reconstruction cost less depreciation, or capitalization of income. "True and fair" value is market value; that is, the price to be paid by a willing buyer to a willing seller.

Washington State law further stipulates that the assessment determined by the County Assessor is presumed to be correct and can only be overcome by presentation of clear, cogent and convincing evidence that the value is incorrect.

The issue before the Board is the January 1, 2015, true and fair market value. A hearing was held on December 3, 2015, before the Board of Equalization. The appellants, representative, Jerry Hodges, was in attendance at the hearing and the Assessor's office was represented by Sabrina Strong.

The Assessor valued the property at \$399,000 for the 2015 assessment year. The owners appealed, asserting a value of \$70,000.

The subject property is located at Rd. P NW and Rd. 11 NW, Quincy, Washington. Subject is 10.7 acres, located across the road from Yahoo. The parcel is not in the current use program and has been annexed into the City of Quincy.

The appellant's representative read the letter that was submitted to the board and assessor's office received on Nov. 23, 2015. He stated that the old value was \$69,600, and the new value would be a hardship for his mother. The land has been on the market for 2 years, an offer was accepted, but after nearly 18 months of trying to comply with the conditions of sale, the buyers retracted their offer. Mr. Hodges is asking for the property to be returned to a value that is reflective of the current use and income potential that the property has under that use. That would give him time to apply to have it put into the current use program.

The assessor representative submitted information to the board and the appellant. This information included subject neighborhood map, aerial photo of the subject, five developmental potential sales.

Ms. Strong stated that this property was assessed as development potential because it is considered to be in the City of Quincy. The parcel is zoned residential high. Property is listed for sale at \$500,000.

The Board finds the arguments presented by the appellant are not substantial enough to meet the clear, cogent, and convincing standard of proof necessary to offset the presumption of correctness established under RCW 84.40.0301. The Board finds the Assessor's Response to Real Property Petition dated October 19, 2015, which was mailed to the appellant and submitted as evidence in this hearing adequately reflect the subject's important value-related characteristics. Therefore, the Assessor's value is sustained at \$399,000. The property is not in the current use program at this time and never has been. The Board cannot put parcels into open space, it is not within our purview. The property is valued as highest and best use by the assessor.

Dated this 10th day of December, (year) 2015

Gary Mann
Chairperson's Signature

Neil Hammone
Clerk's Signature

NOTICE

This order can be appealed to the State Board of Tax Appeals by filing a notice of appeal with them at PO Box 40915, Olympia, WA 98504-0915 or at their website at bta.state.wa.us/appeal/forms.htm within thirty days of the date of mailing of this order. The Notice of Appeal form is available from either your county assessor or the State Board.

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